

1
RESOLUTION OF THE BOARD ON REDEVELOPMENT AUTHORITY
RE: PARCELS 2-1E-1F IN THE WEST END LAND ASSEMBLY
AND REDEVELOPMENT PROJECT, BOSTON, MASSACHUSETTS
PROJECT NO. UR MASS. 2-3

WHEREAS, the Boston Redevelopment Authority, a public body, politic and corporate, created pursuant to Massachusetts General Laws (Ter. Ed.) Chapter 121, Section QQ, and Charles River Park, Inc. executed a "Leasehold Agreement" for the West End Land Assembly and Redevelopment Project, dated March 2, 1960, with respect to Delivery Parcels 1A, 1B, 1C, 1D, 1D1, 1F and 1G within said Project; and

WHEREAS, in accordance with the terms of said "Leasehold Agreement", Charles River Park, Inc., has, at its election, accepted delivery of Parcels 1A, 1B, 1C, 1D, 1D1 and 1G, by purchase of the fee title in said parcels or by lease, and

WHEREAS, the development of Parcels 1E and 1F has been the subject of continuing negotiations between the Boston Redevelopment Authority, Charles River Park, Inc., and other interested parties; and

WHEREAS, the Boston Redevelopment Authority, in response to the written request from Charles River Park, Inc., on June 20, 1968, further voted to include the land area of Parcel 2 within the total land area of Parcels 1E and 1F; and

WHEREAS, Charles River Park, Inc., has submitted to the Boston Redevelopment Authority a set of schematic site drawings for Parcels 2-1E-1F, dated January 18, 1971, which are the subject of continuing design review by the Boston Redevelopment Authority; and

WHEREAS, pursuant to Section 302 of said "Leasehold Agreement", it is the obligation of Charles River Park, Inc., upon delivery of Parcels 2-1E-1F by the Boston Redevelopment Authority, to construct improvements upon said parcels, and whereas it now becomes feasible and desirable that the Boston Redevelopment Authority vote to approve, subject to a complete design review process and approval by the Director, a portion of a new set of General Plans and Specifications for said parcels; and

WHEREAS, the Boston Redevelopment Authority now desires to proceed expeditiously with the development of that portion of Parcel 2-1E-1F, pursuant to the objectives of the West End Land Assembly and Redevelopment Plan, the concept of the preliminary development plans submitted by Charles River Park, Inc., and the intent of said "Leasehold Agreement";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT, subject to the Amendment to the Leasehold Agreement for the West End Project Area by and between the Boston Redevelopment Authority and Charles River Park, Inc., attached hereto. the schematic site drawings submitted by Charles River Park, Inc. for Areas F and 2A, (Area E being specifically excluded), as shown on a Parcel Delivery Plan for Parcel 2-1E-1F, prepared by the Chief Engineer of the Authority, dated February 24, 1971, are hereby approved; and, subject to a complete design review process and approval by the Director, the Director be and hereby is authorized on behalf of the Boston Redevelopment Authority to execute a formal lease with Charles River Park, Inc. for the delivery of Areas F and 2A, as shown on the aforesaid plan of the Chief Egnineer of the Authority, which lease shall contain substantially the terms and conditions set forth in an amendment to Section 304 of the master "Leasehold Agreement", attached hereto, and shall be in such form as the Director deems proper and in the best interests of the Boston Redevelopment Authority. In the event that said lease with Charles River Park, Inc. is not executed for any reason, the Authority specifically reserves any and all rights it has in the project area and any and all rights it may have as against Charles River Park, Inc.

FEB 25 1971

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PARCEL 2-1E-1F IN THE WEST END LAND
ASSEMBLY AND REDEVELOPMENT PROJECT

An appropriate Resolution approving the schematic site drawings submitted by Charles River Park, Inc., and authorizing the Director to execute a lease of the above-captioned parcels to Charles River Park, Inc. subject to certain conditions is attached.

ATTACHMENTS

As to Area 2A as shown on the aforementioned Plan of the Chief Engineer, the Redeveloper agrees to commence construction within one year of the commencement of the lease term for that Delivery Parcel of at least 150 units of low-moderate income housing for the elderly.

AMENDMENT TO LEASEHOLD AGREEMENT FOR THE WEST END PROJECT
AREA BY AND-BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND
CHARLES RIVER PARK, INC.

Section 304: Time for Construction or Completion

Re: Lease of Parcel 2-1E-1F

The Redeveloper agrees to take possession on or before March 25, 1971 of Area F containing approximately 340,161 square feet and Area 2A containing approximately 56,100 square feet, both as shown on Parcel Delivery Plan of Parcel 2-1E-1F prepared by the Chief Engineer of the Authority dated February 24, 1971, and to commence construction on Area F within six-months after the commencement of the lease term for that Delivery Parcel and shall complete all the improvements in Area F, hereinafter identified on said Delivery Parcel within thirty-six months after the beginning of said lease term. In the event that the Redeveloper acquires the fee title to a Delivery Parcel before the completion of construction thereon, such covenants shall be expressly set forth in the deed delivered to the Redeveloper for such a Delivery Parcel and shall be covenants running with the land.

Within one year of the commencement of the lease term of the Delivery Parcel, the Redeveloper, on that portion identified as Area F on the aforementioned Plan of the Chief Engineer, shall have completed the foundation piling and pile cappings or caissons, as its plans may require, for the two high-rise residential buildings and the office building in the location shown on the Plans dated January 18, 1971 prepared by the Office of Samuel Paul, Architect, and placed on file with the Authority.